



17-808

TITLE: Consider and Discuss Potential Amendments to the Code of Ordinances to Address the Permitting and Platting of Single Family Residential Structures in the Extraterritorial Jurisdiction (ETJ)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 14, 2017

DEPARTMENT: Development Services

CONTACT: Michael Quint, Executive Director of Development Services

RECOMMENDED CITY COUNCIL ACTION:

- Consider and discuss potential amendments to the Code of Ordinances.

ITEM SUMMARY:

- Staff is seeking feedback from the City Council regarding draft amendments that are intended to streamline the development of single family residential structures in the extraterritorial jurisdiction (ETJ) of the City by modifying the platting and permitting requirements.
- At the April 17, 2017 City Council work session, Staff updated the City Council regarding the City's regulations requiring platting for properties in the ETJ prior to the issuance of building permits. At that meeting, the City Council directed Staff to modify the Subdivision Ordinance to create an exception from platting requirements for individual single family residential structures on property in the ETJ that is not being subdivided. It was also acknowledged that the City Council would be changing in May-July with new City Council members being elected.
- At the July 17, 2017 City Council work session, Staff presented a similar presentation to what was provided in April to the newly elected City Council seeking direction regarding what modifications, if any, to the Code of Ordinances needed to be drafted to address outstanding permitting and platting issues. No consensus was provided at that meeting.
- In light of the direction received to date, Staff has drafted a series of potential

amendments to the Code of Ordinances that would exempt single family residential structures being constructed on existing tracts of land in the ETJ that are not being subdivided from platting and permitting requirements. These draft amendments are attached for the City Council's consideration.

- Based on the City Council's feedback at this work session, Staff plans to bring amendments to the permitting regulations (122-4 of the Code of Ordinances) forward for the City Council's consideration and action at the August 15, 2017 regular City Council meeting. Amendments to the platting regulations (142-5 of the Code of Ordinances) will be brought forward to the City Council for consideration and action on September 5, 2017. The delay in bringing forward the platting modifications is a result of the 15-day legal notice requirements.

SUPPORTING MATERIALS:

[April 2017 Presentation](#)

[July 2017 Presentation](#)

[Potential Changes to Sec 122-4](#)

[Potential Changes to Sec 142-5](#)